



City of Annapolis

Department of Neighborhood & Environmental Programs
145 Gorman St, 3rd Floor
Annapolis, MD 21401-2517

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September 5, 2014

Mr. Terry Schuman, P.E.
Bay Engineering Inc.
190 Admiral Cochran Drive, Suite 175
Annapolis, MD 21401

RE: Review of the July, 2014 Forest Conservation Plan (FCP), Annapolis Towne Pointe

Dear Mr. Schuman,

Below are comments from the Dept. of Neighborhood and Environmental Programs and the Dept. of Planning and Zoning regarding the Forest Conservation Plan (FCP) for Annapolis Towne Pointe. This is the second version of the FCP submitted for review and differs significantly from the first:

1. Sheet one:
 - a. Forest Conservation Worksheet: Item C: other deductions 0.44. What does this refer to?
 - b. Forest Conservation Worksheet: Assume a 50 % tree mortality within 15' of the LOD and adjust the worksheet accordingly.
2. Sheet two does not clearly show the existing grades. Please use colors that are clearly legible to indicate the 15% to 25% existing slopes and the greater than 25% existing slopes. Please show existing and proposed grades more clearly within the entire limit of disturbance (LOD). Please show the 25' steep slope buffer more clearly on sheet two and the Preliminary Concept Plan.
3. Please overlay the proposed development plan on an aerial photo of the property.
4. Natural Resources Article §5-1607 (c) outlines priority areas for retention and protection:
 - (i): Trees, shrubs, and plants located in sensitive areas including intermittent and perennial streams and their buffers, and steep slopes.
 - (ii): Contiguous forest

An intermittent stream exists on the site. The intermittent stream and its buffer are a Priority Area for Retention and Protection.

Extensive forested steep slopes (15% and greater) exist on the site. The forested steep slopes are a Priority Area for Retention and Protection.



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All on site forest, because it is part of a contiguous forest, has been designated as a Priority Area for Retention and Protection and is ranked as a Priority 1 Stand in the approved Forest Stand Delineation.

The Act allows incursion into priority areas if it can be demonstrated by the applicant that reasonable efforts have been made to protect them and the plan cannot reasonably be altered.

The proposed LOD, particularly the step pool conveyance system, units 44-50, the three micro-bioretenment areas, the 10' step pool access path, the 6' asphalt walking path, and some of the parking, significantly encroaches on the existing forested steep slopes, and disturbs the intermittent stream buffer.

The State Forest Conservation Technical Manual (Manual), Third Edition, 1997, op page 3-21, section 3.2.1 provides guidance on protection of contiguous forest through planning:

- a. Minimize habitat fragmentation by developing or disturbing existing edges, and restricting creation of new edges or openings.
- b. Minimize fragmentation by retaining continuous canopy and understory cover.

The impacted forest on and adjacent to steep slopes has almost a 100% canopy closure. The proposed LOD will completely open up the canopy in large existing forested areas and will more than likely cause significant degradation of the surrounding forest and affected steep slopes.

Soil and root compaction, root injury, limb or trunk injury, change in hydrology, increased susceptibility to diseases and insects, susceptibility to windthrow, sunscald, erosion, and invasive exotic plants will more than likely significantly impact trees adjacent the LOD and may cause a significant number of trees to die. Furthermore, due to various factors such as invasive species, erosion, change in hydrology, and adjacent trees dying, it will be very hard for newly planted trees and shrubs to get established. Long term maintenance of the step pool conveyance system, the newly planted vegetation, and the adjacent forest are a major concern.

Move the LOD outside of the 25' steep slope buffer (shown on sheet two and the Preliminary Concept Plan) to preserve the existing contiguous forest, the existing forested steep slopes, and the intermittent stream buffer.

5. Sheet two and the Preliminary Concept Plan: Show all trees within 15' of the LOD even if on an adjacent property.
6. Please provide a detailed demonstration as required by the Manual (page 3-5/6, section 3.1.1) if any area listed under item 1 through 3 is within the LOD.
7. Please submit a variance for the removal of any tree associated with an historic structure, a Champion Tree, a tree with a diameter which is 75% of the State Champion of that species, or a tree 30" or larger.



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8. Please submit a variance for the removal of any tree, shrub, or plant identified on the list of rare, threatened, and endangered species of the U.S. Fish and Wildlife Service or the Maryland Department of Natural Resources.
9. Please show how a 50% canopy will be achieved on the site by 2036.

Stormwater Management:

1. No preliminary computations or SWM Report have been provided.
2. The proposed porous pavement areas appear to be receiving run-on from the surrounding drainage area which could reduce the efficiency and life cycle of the proposed porous pavement.
3. The entrance to the community does not appear to be treating any stormwater.
4. Where does runoff from the road near Units 46-50 flow to? There is not a stormdrain system in this area.
5. The drywells should be limited to small drainage areas, 500 SF, per the MDE Guidelines.
6. Drywells seem to be provided for all units except Units 40-50. Is it correct to assume the runoff from these areas is being treated by the micro-bioretenction areas near by?
7. Please confirm if the step pool system used on the northeast side of the site is meant for SWM. If it is, it will need to be designed in accordance with Unified Sizing Criteria.
8. Please verify that the impervious area draining to each mirco-bioretenction area does not exceed ½ acre. Micro-bioretenction area #4 seems to have a significant amount of impervious area draining to it.

Planning and Zoning:

1. Sheet 1 of 1 requires a graphic legend.
2. Sheet 2 of 4 is difficult to read. Please provide clear, readable plans.
3. Context information for the surrounding area is required to understand the relationship of the preliminary site plan to the existing community.



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4. Units 46 and 50 have a poor relationship to the existing neighborhood and should participate with existing Dorsey Drive.
5. The preliminary site plan does not adequately protect forested steep slopes:
The LOD should be pulled back to the 25 ft steep slope buffer;
The proposed SWM conveyance and step pool system requires the removal of specimen trees and outfalls at the base of specimen tree # 108 (should be redirected), requires excessive grading and forest clearing (proposal should include limited disturbance within the existing trees).
6. The preliminary site plan does not explain the relationship or heights of the proposed retaining walls.
7. Inadequate buffers are proposed along the property boundary, primarily the side lot lines.
8. Please delineate the existing vegetation adjacent to and/or on the rear lots of the Dorsey Drive homes.
9. The lack of parking, particularly guest parking, appears to be an issue.
10. Recreation areas should be incorporated into the overall landscape and design, not added on in the leftover green space.

If you have any questions please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank Biba".

Frank Biba, AICP, LEED AP
Chief, Environmental Programs
Dept. of Neighborhood and Environmental Programs
410 263-7946
ffb@annapolis.gov

cc: Maria Broadbent
Sally Nash